

TOWN OF DAVIE

TOWN COUNCIL AGENDA REPORT

TO: Mayor and Councilmembers

FROM/PHONE: Mark A. Kutney, AICP, Development Services Director/ (954) 797-1101
Prepared by: Marcie Oppenheimer Nolan, Planning Supervisor

SUBJECT: Master Site Plan, MSP 11-1-03, Jolmy Enterprises
4751 SW 30th Street/generally located south of I-595, east of the Florida Turnpike

AFFECTED DISTRICT: District 1

TITLE OF AGENDA ITEM: Master Site Plan approval for a Travel Center

REPORT IN BRIEF: This request is for approval of a Master Site Plan for a 'Travel Center,' on a 32.77 acre site consisting of two phases of development. Phase I consists of 297 truck parking spaces, a 42,484 square foot, two story building with first floor retail and second story offices with 20 gas fuel pumps and 24 diesel fuel pumps and 187 parking spaces for cars. Phase II is proposed for a hotel and other related accessory uses.

The subject site was annexed into the Town in 1996. Subsequently, the zoning district Truck Stop, TS, was written to allow for a development of this type to locate within the Town. The location for a Travel Center, at the intersection of three major roadways, is consistent with limiting industrial intensity along major roadways. The only access into the site is through the Town's industrial area. The height and design of the buildings will be visible from I-595 and will provide an entrance into the Town of Davie.

The site provides for separation of vehicular and truck traffic along the entrance to the site via Burris Road. A canopy archway will provide directions to ensure this separation between users. Cars and trucks will enter the site at different locations. The corporate headquarters building consists of 42,484 square feet. The first floor is planned to be built out in phases with the first phase consisting of a car wash area and the second floor containing offices for the corporate headquarters of Jolmy Enterprises.

The architecture used throughout the site is Mediterranean in influence. Spanish tile roof (bronze tone) is used on all buildings throughout the site; corporate headquarters, entrance canopy, fuel station, and truck washes. The elevation colors consist of dark beige base, creamy orange wall with cream columns.

The use of the property has been reviewed by Broward County for potential environmental impacts. The Department of Planning and Environmental Protection (DPEP) has been working with the applicant and will require a permit prior to the issuance of any permits by

the Town.

Staff finds that the proposed use is consistent and compatible with the surrounding industrial area. Staff finds that the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed project is compatible with the surrounding neighborhood.

PREVIOUS ACTIONS: None

CONCURRENCES: At the February 10, 2004 Site Plan Committee meeting, Vice-Chair Evans made a motion, seconded by Ms. Aitken, to approve subject to the planning report and the following stipulations: 1) that the pedestrian path shown through the truck parking area be more direct getting back to the main headquarters building; 2) that the headquarters southern elevation needs to be corrected to match the plans; 3) on the floor plans, show a "North" arrow; 4) on sheet 4.5, the dry retention area shown in the Spur Road needs to be removed from the plans; 5) remove the note indicating "propane station"; 6) clarify the entry of the cars into the gas lanes so as to avoid cross-over; 7) at the main headquarters building, the car wash needs to be moved so that there would be at least a 40-foot exit area from the car wash; 8) the display boards shown must meet Code and if anything different is intended, a variance would be needed; 9) on the landscape plan, correct the truck parking and show it as paved (not as landscape sod); 10) correct the landscape legend and landscape schedule which do not match each other; 11) the landscaping in the pathway of the islands have to be moved or changed; 12) add a signage and striping plan [directional signs, stop signs, striping into the gas station clarifying lanes] before going to Town Council; 13) have renderings made prior to the Council presentation; 14) at the main entry, it is recommended that 20-foot clear trunk Royal Palms be installed; and 15) bring back the landscape plans after working with staff on the redesign. (Motion carried 4-0, Mr. Engel absent)

FISCAL IMPACT: N/A

RECOMMENDATION(S): Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met:

1. Provide a restrictive covenant along with a Unity of Title or Unified Control Agreement prior to Site Plan approval or within three weeks of the issuance of a building permit pursuant to §12-376 of the Land Development Code, Master Planned Developments.
2. Revise the lighting plan as indicated in the application details.
3. Please revise the tree and palm planting detail to reflect current University of Florida guidelines. Most importantly, the top of the rootball should be approximately 10% above finished grade.
4. On page L-3, in the median between the truck traffic lane and car traffic lane there should be a tree symbol change indicating Ligustrum, or Hibiscus instead if Yellow Tab trees.
5. Revise the drainage system to provide containment of surface run-off contamination for the entire area and a treatment system.

Attachment(s): Planning Report, Master Site Plan, Future Land Use Plan Map, Zoning and Aerial Map

Application: MSP 11-1-03 Jolmy Enterprises
Exhibit "A"

Revisions: 2/19/04
Original Report Date: 2/4/04

TOWN OF DAVIE
Development Services Department
Planning and Zoning Division
Staff Report and Recommendation

Application Information

Owner / Agent:

Name: Jolmy Enterprises
Address: 4751 SW 30th Street
Davie, FL 33314
Phone: (954) 389-4744

Background Information

Application History: No deferrals have been requested.

Site Plan Committee Recommendation: The Site Plan Committee recommended approval with conditions at the February 10, 2004 meeting (4-0, Mr. Engel absent).

Application Request: Approval of the Master Site Plan for a 'Travel Center,' a 32.77 acre site consisting of two phases of development. Phase I consists of 297 truck parking spaces, a 42,484 square foot, two story building with first floor retail and second story offices with 20 gas fuel pumps and 24 diesel fuel pumps and 187 parking spaces for cars. Phase II is proposed for a hotel and other related accessory uses.

Address/Location: 4751 SW 30th Street/generally located south of I-595 and just north of SW 30th Street.

Future Land Use Plan Map: Industrial

Existing Zoning: Truck Stop (TS) within the CRA

Existing Use: vacant land and lake

Proposed Use: Travel Center

Parcel Size: 32.77 acres

Surrounding Uses:

North: State Road 84/I-595
South: SW 30th Street/Travel Trailer Park

East: Mastec/I-595
West: Florida Turnpike

**Surrounding Future Land
Use Plan Map Designations:**

Transportation
Industrial

Industrial
Transportation

Surrounding Zoning:

North: M-3, General Industrial District (Hacienda Village)
South: M-3, Planned Industrial District (Town of Davie)
East: M-3, General Industrial District (Hacienda Village)
West: M-3, Intense Manufacturing and Industrial District (County)

Zoning History

Related Zoning History: The property was annexed into the Town of Davie on June 19, 1996.

On December 1, 1999, the Town Council approved Ordinance 99-42 adopting the “Planned Truck Stop District” into the Land Development Code.

A rezoning request was approved by Town Council on March 1, 2000 through Ordinance 2000-009 rezoning the property from M-4 (County) to TS, Truck Stop. A subsequent corrective rezoning was approved by Town Council removing the Spur Road (SW 30th Street) from the previous rezoning request, as the land was not under ownership of the applicant.

Previous Requests on same property:

On March 15, 2000, the Town Council approved Special Permit 12-1-99 assigning 11.78 acres of Commercial flex to the site, utilizing the 20% Industrial to Commercial acreage rule pursuant the Broward County Administrative Rules Document.

Ordinance 2003-7 was approved by Town Council on March 5, 2003 rezoning the SW 30th Street from M-4 (County) to M-3, Planned Industrial Park (Town of Davie).

Applicable Codes and Ordinances

§12-375. Master Planned Developments. Providing for requirements for the submittal of a parcel of land over 5 acres in size.

§12-32.200. The Planned Truck Stop (TS) District. Providing for setbacks, height, density, and permitted uses in the TS zoning district.

Comprehensive Plan Considerations

Planning Area: The subject property falls within Planning Area 6. Planning Area 6 includes lands located south of State Road 84, east of University Drive and north of Nova Drive, together with lands located east of the Florida Turnpike and west of State Road 7, south of State Road 84 and north of the south Town limits. The majority of this planning area is industrially zoned and land used plan designated. There are small commercial parcels along the State Road 7 corridor with one large retail center being located on the southeast corner of University Drive and State Road 84. Commercial flexibility has been applied to lands designated Industrial on Nova Drive.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 58.

Applicable Goals, Objectives & Policies: *Future Land Use Plan, Objective 5: Consistency of Development with Comprehensive Plan, Policy 5-2:* The (re)zoning, (re)planning, and site planning of land shall be in compliance with the density ranges shown on the Davie Future Land Use Plan map and the applicable Future Land Use Designation provisions as contained in the Permitted Use portion of the Implementation Section.

Future Land Use Plan, Policy 9-3: To maximize the Town's limited inventory of Industrial land, non-industrial development of land designated for Industrial use is discouraged and, therefore, is limited pursuant to the Permitted Uses portion of the Implementation Section.

Future Land Use Plan, Policy 9-1: The Town shall endeavor to expand its economic base through expansion of the industrial and manufacturing sectors of the economy.

Significant Development Review Agency Comments

Planning and Zoning: Under tabular data provide what is required by code and what is provided. (satisfied)

Provide details of the light fixtures used throughout the site and the height of the poles. (not satisfied)

Landscaping: Please revise the tree and palm planting detail to reflect current University of Florida guidelines. Most importantly, the top of the rootball should be approximately 10% above finished grade.

On page L-3, in the median between the truck traffic lane and car traffic lane there should be a tree symbol change indicating Ligustrum, or Hibiscus instead if Yellow Tab trees.

Engineering: Revise the drainage system to provide containment of surface run-off contamination for the entire area and a treatment system.

Fire Department: Broward County will not approve the fuel tanks as submitted. All tanks shall be reviewed and approved by Broward County prior to the issuance of any permits.

CRA: The CRA reviewed this item at their February 23, 2004 meeting. A motion was made to approve the item with the conditions of staff and the Site Plan Committee.

Application Details and Staff Analysis

The applicant's submission indicates the following:

Site: The 32.77 acre site is proposed for a Truck Travel Center consisting of overnight parking for trucks, fuel stations for both regular and diesel vehicles, truck washes, and a two story building with a first floor convenience store and second story corporate headquarters. The site provides for separation of vehicular and truck traffic along the entrance to the site via Burris Road. A canopy archway will provide directions to ensure this separation between users. Cars and trucks will enter the site at different locations. Clearly defined pathways are provided to ensure that the path through the truck parking is direct, safe and secure.

The corporate headquarters building consists of 42,484 square feet. The first floor is planned to be built out in phases with the first phase consisting of a car wash area and the second floor containing offices for the corporate headquarters of Jolmy Enterprises.

Trails: No recreational trails are on or adjacent to the site, or proposed for the future.

Architecture: The architecture used throughout the site is Mediterranean in influence. Spanish tile roof (bronze tone) is used on all buildings throughout the site; corporate headquarters, entrance canopy, fuel station, and truck washes. The elevation colors consist of dark beige base, creamy orange wall with cream columns. Tile insets are provided above the full-story windows. These are Capri sea (sea blue/green) in color. The windows have a light green glazing to match the tile insets and balance the earth tone walls. The hipped roofline is accented with a deep recessed overhang utilizing additional detailed molding at the crown of the roof. Score lines are provided to balance the buildings overall height (57 feet) and bulk. The same details are utilized throughout the site, on all the accessory buildings.

Access and Parking: Access is from Burris Road into the site (Ibis Boulevard). Cars and trucks are separated from each other as they enter the site through divided lanes (two for each type of vehicle) separated by a 6 foot wide landscape median. Upon entering the site, cars have 187 parking spaces adjacent to the store and headquarters building. Trucks or cars needing fuel can fill up at the 44 fuel pumps provided along the eastern portion of the site. Trucks will drive around the site, either after fueling or washing (along the east) or around the perimeter road to access the 297 truck parking spaces. The spaces are full pull in and pull out spaces with alternating one way travel directions.

Lighting: The Land Development Code requires that all adjacent roadways are to be lit by this development. The applicant will be required to provide lighting along SW 30th Street when a

determination is final upon the status of the roadway. In addition, the applicant indicates a minimum of 0.5 footcandles at the southern property line. The lighting plan must be revised to indicate this level at all edges of the overall site. A detail of the light pole, height, and luminaire is required to be provided to staff for review.

Signage: One proposed entrance sign is provided on page SP-6 of the packet. All other signs will be required to submit a master signage plan to ensure consistency of letter color, size and font.

Landscaping: The applicant is proposing utilizing the alternative landscape plan which allows for a unique landscape design when the code requirement does not meet the needs of the development so long as the same quantity and quality of plant material and landscape planting areas are provided. In the case of the Travel Center, the perimeter buffer is being planted with large canopy trees in excess of code requirements. All landscape islands are a minimum of 10 feet in width and planted according to the Land Development Code with Slash pine, Red maple, Ligustrum, Live oaks, Cabbage palms and Foxtail palms. The truck parking areas are not required to provide landscape islands however, the applicant has proposed large terminal islands to soften the impact of the large parking lot.

Drainage: The site lies within the Broward County Water Resource Management Division. Approval from this agency is required prior to the issuance of final site plan approval.

Compatibility: The subject site is adjacent to two major limited access roadways, the Florida Turnpike to the west and I-595 to the north. To the east is SR 441 a 200 foot arterial roadway. The site is accessed through the reconstructed Burriss Road, a four lane roadway. The site is intended to capitalize on the proximity to the highway system to encourage truckers traveling long distances to use the services provided on site. There is an existing travel trailer park to the south of the site, south of SW 30th Street. The proposed plan calls for four open areas buffered by a row of Live oaks, Pink Tabebuia, and Cabbage palms to buffer the trailer park.

Cost Recovery: This project has been reviewed under cost recovery. A final statement will be provided to the applicant upon final site plan approval by staff.

Findings of Fact/Staff Analysis

The zoning district Truck Stop, TS, was written to allow for a development of this type to locate within the Town. The location for a Travel Center, at the intersection of three major roadways, is consistent with limiting industrial intensity along major roadways. In addition, the only access into the site is through the Town's industrial area. The location of SW 30th Street between the existing travel trailer park acts as a buffer between the two uses.

The height and design of the buildings will be visible from I-595 and will provide an entrance

into the Town of Davie. The overall height of 57 feet will provide a contrast from the surrounding area and identify the eastern most Town boundary. The use of the property has been reviewed by Broward County for potential environmental impacts. The Department of Planning and Environmental Protection (DPEP) has been working with the applicant and will require a permit prior to the issuance of any permits by the Town.

The plans do not provide additional detail about the actual interior uses on site except for the fueling station, parking areas and office space. With this in mind, any modifications would be required to be reviewed by staff, Site Plan Committee and Town Council before the issuance of permits. A plan for Phase II of the development, proposed for a hotel and restaurants, will also be required to be reviewed by staff, Site Plan Committee and Town Council for approval.

Staff finds that the proposed use is consistent and compatible with the surrounding industrial area.

Staff finds that the site plan is in conformance with all applicable Codes and Ordinances in terms of site design, circulation, setbacks and buffering, and parking requirements. The proposed project is compatible with the surrounding neighborhood.

Staff Recommendation

Staff finds the subject application complete and suitable for transmittal to the Site Plan Committee and Town Council for further consideration. In addition, the following conditions shall be met:

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Site Plan Committee Recommendation

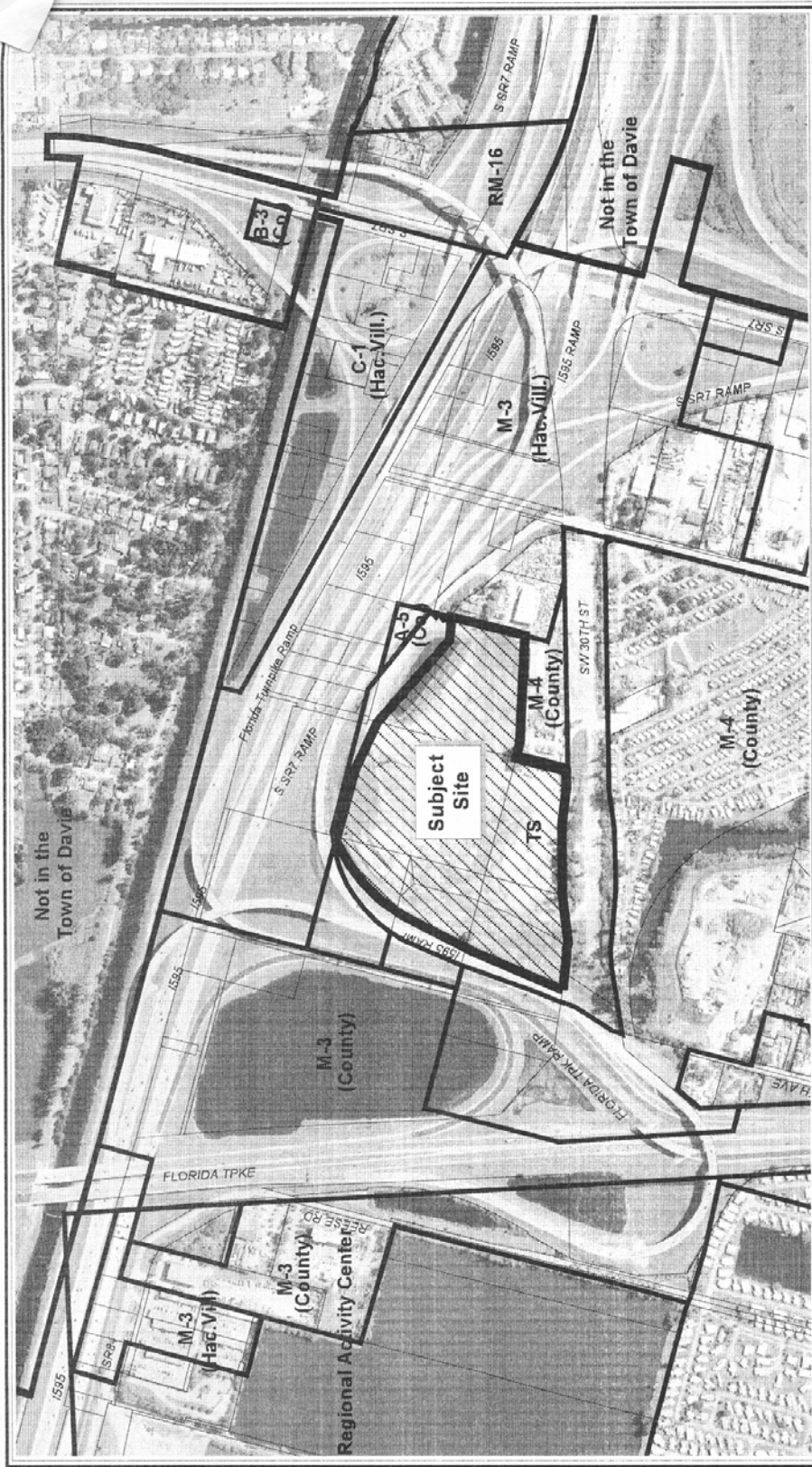
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Exhibits:

Master Site Plan
Future Land Use Plan Map
Zoning and Aerial Map

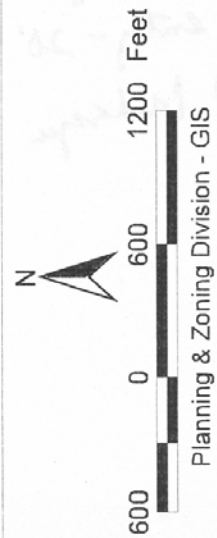
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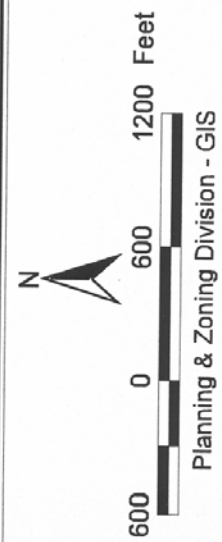
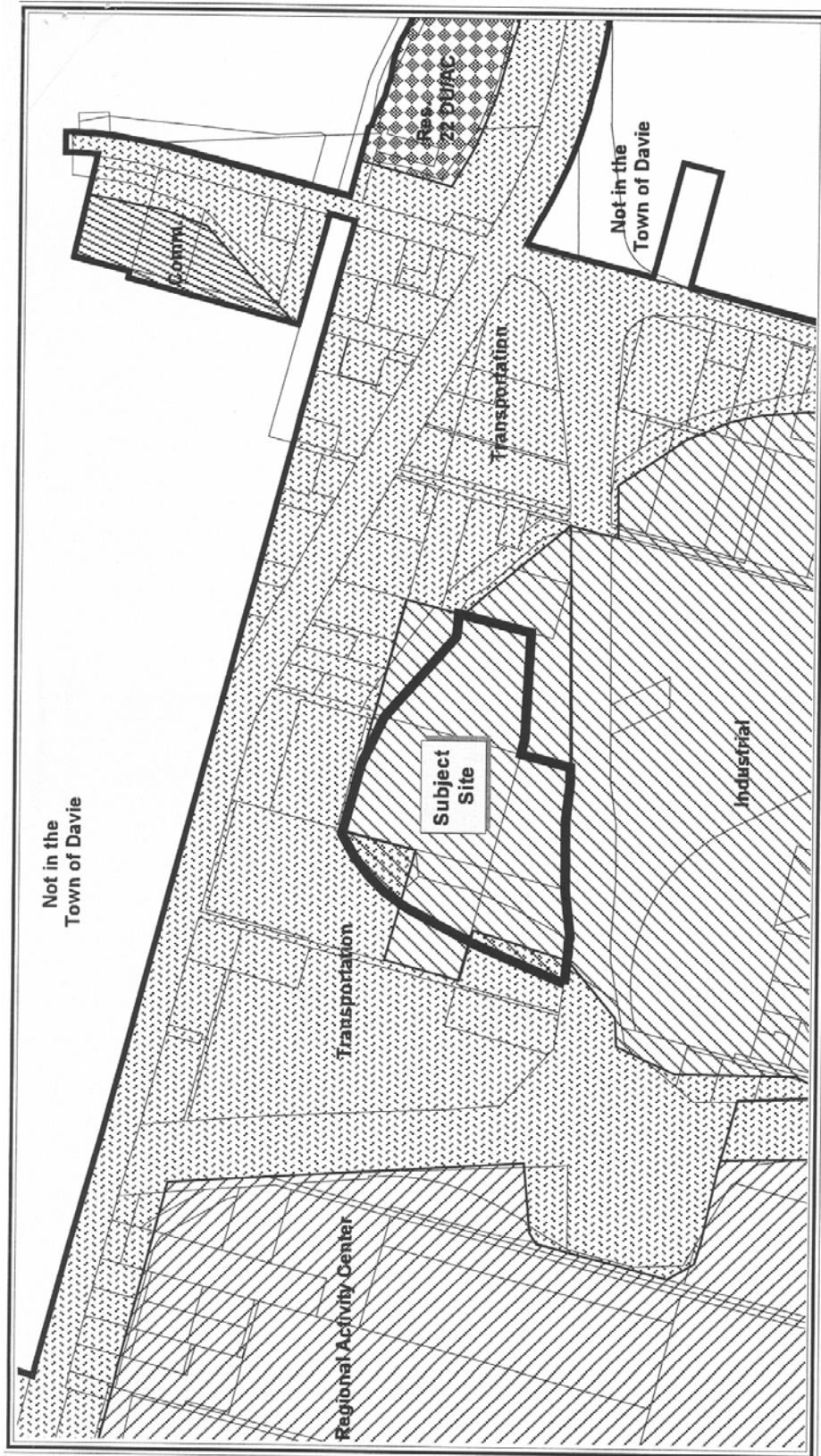
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**Master Site Plan Application
MSP 11-1-03, Jolmy Truck Stop
Subject Site, Zoning, & Aerial Map**

Prepared By: D.M.A.
Date Prepared: 02/06/04





Planning & Zoning Division - GIS



Master Site Plan Application MSP 11-1-03, Jolmy Truck Stop Future Land Use Map

Prepared By: D.M.A.
Date Prepared: 02/06/04

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